



**PLANNING AGENCY** *Township of Douglass, Montgomery County*

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

June 13<sup>th</sup>, 2024

Area Code 610 - 367-6062

FAX 610 - 367-7124

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the May 9<sup>th</sup>, 2024 Planning Agency Meeting.
  - a. Additions, corrections and motion for approval.
4. ZHB Decisions (2) Applications – (Hearing date Wednesday, May 29<sup>th</sup>, 2024)
  - a. 167 Pinehurst Way (Accessory Building Coverage variance) – Variance Granted
  - b. 191 Schlegel Road (1-bedroom apartment above detached garage, use variance) – Variance Denied
5. Subdivision and Land Development
  - a. Wynstone Subdivision – New Hanover Township. Legal issues/lawsuits pending.
  - b. Minister Creek/Zern's Auction Property/Rt. 100 Corridor/Market Street – Developer to present proposed Market Street concept/design for review.
  - c. Holly Road – Neighborhood mixed use on 52 acres. PennDot has traffic/intersection concerns with Rt.100/Holly/County Line Rd from the proposed projects (NPDES Permit, stormwater calculation, traffic issues all pending). Pennoni review dated 3/06/2024. Awaiting revised Final Plan Submittal. (156 Townhouses, 22 single family, 3 commercial pads)
  - d. 650 Englesville Road, (Madison Walk) Rolph Graf – R-3 Zoning, (Final Plan Submittal Pending) Phasing proposed.
  - e. Cobblestone Commons Rt. 73 13 acres CC Convenience Commercial – Active Adult Community, Zoning Text Amendment adopted by BOS. Awaiting plan submittal/Traffic Study. Traffic Study review completed by Pennoni.
  - f. 749 Congo Rd R-1 Cluster, 26 Lots – CRDT Development, revised plan received on 5/21/2024.
  - g. St Luke Knolls – Future expansion of Senior Living Apartments on Wilson Avenue (Institutional Zoning) Awaiting plan submittal.
  - h. 115 W. Moyer Rd (Old Swenson Farm) 27 acres – (17 lots one-acre zoning) Logan Zysk/Rouse Chamberlin – Revised sketch plan submitted for zoning review. Presenting this evening.
  - i. David Specht – Rt. 100 Swinehart Rd (proposal to extend Rt.100 Corridor Zoning District on west side of Rt.100)
6. Workshop Items  
(ACTIVE)
  - a. Zoning Ordinance Codification – Ordinance #2024-02 Adopted by BOS 5/20/2024
  - b. Zoning updates – **Workshop June 13<sup>th</sup>, 2024 @ 6pm**
  - c. Revitalization (mailboxes on Phila Ave) – **Workshop June 13<sup>th</sup>, 2024 @ 6pm** (see staff meeting notes dated 3/21/24)
7. Pottstown Regional Planning Commission Update
8. Public Comment
9. Deadline Dates for Subdivision Submittals:
  - I. Holly Road – Awaiting Final Plan Revisions (NPDES Permit/stormwater calculation/traffic concerns)
  - II. 650 Englesville Rd – Awaiting Final Plan Submittal (Phasing)
  - III. 749 Congo Road – R-1 Cluster 26 Lots March 2024 (Revised plan received on 5/21/24)
10. Adjournment

**NEXT MEETING DATE THURSDAY, JULY 11<sup>th</sup>, 2024 @ 7PM**

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The meeting of the Douglass Township Planning Agency was called to order at 7:00 P.M. Members in attendance were: Joe Richardson, Mike Heydt, Ed Reitz, Kim Stouch, and Joan DiCicco. Also, in attendance were Solicitor Blake Dunbar, Naomi Crimm of MCPC, Allison Lee of Pennoni Engineering, Manager Andrew Duncan, Josh Stouch, and 3 residents/developers.

Mr. Reitz led the Pledge of Allegiance to the flag.

Mr. Reitz asked if there were any changes, corrections, or additions to the Planning Agency minutes of May 9<sup>th</sup>, 2024. No changes, corrections, or additions were given.

A motion was made by Mr. Heydt, seconded by Mr. Richardson to recommend approval of the May 9<sup>th</sup>, 2024 Planning Agency minutes. Richardson-Aye, Heydt-Aye, Reitz-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

### **ZHB Decisions (2) Applications (Hearing date Wednesday, May 29<sup>th</sup>, 2024)**

1. 167 Pinehurst Way (Accessory Building Coverage Variance) – Granted
2. 191 Schlegel Road (1-bedroom apartment above detached garage Use Variance) – Denied

### **Subdivisions and Land Developments**

***Wynstone Subdivision*** – New Hanover Township. Legal issues/lawsuits pending.

***Minister Creek/Zern's Auction Property/Rt. 100 Corridor/Market Street*** – Developer to present proposed Market Street concept/design for review.

***Holly Road*** – Neighborhood mixed use on 52 acres. PennDot has traffic/intersection concerns with Rt.100/Holly/County Line Rd from the proposed projects (NPDES Permit, stormwater calculation, traffic issues all pending). Pennoni review dated 3/06/2024. Awaiting revised Final Plan Submittal (156 Townhouses, 22 single family, 3 commercial pads)

***650 Englesville Road, Rolph Graf*** – Madison Walk R-3 Zoning, (Final Plan Submittal Pending) Phasing proposed.

***Cobblestone Commons Rt. 73, 13 acres CC Convenience Commercial*** – Active Adult Community, Zoning Text Amendment adopted by BOS. Awaiting Plan Submittal. Traffic Study review completed by Pennoni.

***749 Congo Rd*** – R-1 Cluster, 26 Lots – CRDT Development, revised plan received on 5/21/2024.

***St. Luke Knolls*** – Future expansion of Senior Living Apartments on Wilson Avenue (Institutional Zoning) Awaiting plan submittal.

***115 W. Moyer Rd (Old Swenson Farm) 27 acres, R1-A Zoning District*** – (17 lots one-acre zoning) Logan Zysk/Rouse Chamberlin - Revised sketch plan submitted for zoning review, staff meeting held May 8<sup>th</sup>, 2024. Logan Zysk and Jon Penders from Rouse Chamberlin gave an overview of their revised sketch plan #2 that shows a revision to provide the required common open space and two additional cul de sacs. They plan to have a trail system through the open space. The members were concerned with the layout on sketch plan #2 with basements flooding on lots 9,10, &11. The members preferred the proposed layout on sketch plan #1 with the trail system and asked if a play area could be added on the plan. Zoning relief would be required with sketch plan #1 for the common open space area. Ms. Lee asked if lot #7 could be cut out from the floodplain and combine that area with another lot.

***David Specht, Rt100 Swinehart Rd*** - Rt.100 Swinehart Rd (proposal to extend Rt. 100 Corridor Zoning District on west side of Rt. 100)

**Workshop Items**

(ACTIVE)

- a. Zoning Updates – tonight’s workshop involved zoning updates for the Institutional Zoning District - **Workshop July 11<sup>th</sup>, 2024 @ 6pm (Industrial)**
- b. Revitalization (mailboxes on Phila Ave) – Mr. Duncan felt that we reached a dead end with the mailbox issue. PennDot is interested in pedestrian safety and recommended that homeowners apply for grant funding to help improve sidewalks & homes on E. Philadelphia Ave. Mr. Stouch commented that we could look into a grant to help residents pay for the first year of post office box rentals or possibly installing a cluster box on the Township property behind the administration building. Mr. Duncan suggested a possible ordinance requiring that owners of four or more apartments must have a cluster box installed on their property.

**Pottstown Metro Regional Planning Commission Update**

Mr. Richardson said discussions were on the Community Service Outreach Survey. Mr. Richardson commented that out of 92 responses received, Douglass Township led in responses. The County is gathering data to see where needs are in regards to funding for Emergency Services. Eight new apartment buildings, a hospital, a hotel, and shopping areas will be built in Sanatoga and alternate routes to 422 are being discussed.

**Public Comment**

Mr. Reitz commented that he heard Lehigh and Jefferson have merged and the new hospital is open. Mr. Duncan stated that he also issued a Temporary C/O for the medical building, they plan on opening mid-July.

**Deadline Dates for Subdivision Submittals:**

- I. Holly Road – Awaiting Final Plan Revision (NPDES Permit/stormwater calculation/traffic concerns).
- II. 650 Englesville Rd (Madison Walk) - Awaiting Final Plan Submittal (Phasing)
- III. 749 Congo Road – R-1 Cluster 26 Lots March 2024 (Revised Plans received 5/21/2024)

A motion was made by Mr. Reitz, seconded by Mr. Heydt to adjourn the meeting at 7:37pm. Richardson-Aye, Heydt-Aye, Reitz-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

The next Planning Agency Meeting will be held on July 11<sup>th</sup>, 2024

Respectfully submitted by,  
Marcy Meitzler